



ZONING COMMISSION AGENDA

REVISED 11/08/19

**Wednesday November 13, 2019
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Will Northern, Chair, CD 1
Jennifer Trevino, CD 2
Beth Welch, CD 3
Jesse Gober, CD 4
Rafael McDonnell, CD 5

Sandra Runnels, CD 6
John Aughinbaugh, CD 7
Wanda Conlin, Vice Chair CD 8
Kimberly Miller, CD 9

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

- | | |
|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Training for Commissioners on new voting system | Staff |

II. PUBLIC HEARING 1:00 PM City Council Chambers

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, DECEMBER 03, 2019 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|---|-------|
| A. Call to Order | |
| B. Approval of Meeting Minutes of October 9, 2019 | Chair |

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. NEW CASES

- | | | | | |
|---------------------|---------------------------------|--|------------------|---|
| 1. ZC-19-154 | Address: | 10200 Block Summer Creek Dr. | Council District | 6 |
| | Owner: | SLF IV- CHISLHOM TRAIL LP | | |
| | Acres: | 8.28 | | |
| a. Applicant/Agent: | Dunaway Associates/Barry Hudson | | | |
| b. Request: | <u>From:</u> | "G" Intensive Commercial | | |
| | <u>To:</u> | PD/G Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse facility; site plan included | | |

2. **ZC-19-158** Address: 3220 Mitchell Blvd. Council District 8
Owner: JAMES AUSTIN
Acres: 1.08
- a. Applicant/Agent: James Austin
b. Request: From: "B" Two-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial
3. **ZC-19-161** Address: 914 N. Sylvania Ave. Council District 9
Owner: SEVANNE STEINER/CHARLOTTE HOGAN
Acres: 0.21
- a. Applicant/Agent: Sevanne Steiner
b. Request: From: "E" Neighborhood Commercial
To: "MU-1" Low Intensity Mixed-Use
4. **ZC-19-162** Address: 3740 S. University Dr. Council District 3
Owner: PO & TINA HOLDING LLC
Acres: 0.14
- a. Applicant/Agent: Po-Chu Lu
b. Request: From: "D" High Density Multifamily/TCU Residential Overlay
To: "E" Neighborhood Commercial/TCU Residential Overlay
5. **ZC-19-163** Address: 9400-9800 Blocks Wagley Robertson Rd. Council District 7
Owner: JAMES VAN ZANDT JARVIS
Acres: 10.00
- a. Applicant/Agent: Hanover Property Company/Ben Luedtke
b. Request: From: "AG" Agricultural
To: "A-5" One Family
6. **ZC-19-164** Address: 8900-9100 Blocks Wagley Roberts Rd. Council District 7
Owner: FORESTAR (USA) REAL ESTATE GROUP
INC
Acres: 2.56
- a. Applicant/Agent: LJA Engineering/Douglas W. Weaver PE
b. Request: From: "E" Neighborhood Commercial
To: "A-5" One Family
7. **ZC-19-166** Address: 2008, 2020 Sycamore School Rd. Council District 8
Owner: CORALDANE HAMRICK
Acres: 1.00
- a. Applicant/Agent: Peloton Land Solutions/ Kyle Kattner
b. Request: To: Add Conditional Use Permit (CUP) for automatic car wash
facility in "E" Neighborhood Commercial; site plan included

8. **ZC-19-167** Address: 7701 Summer Creek Dr. Council District 6
Owner: COLUMBUS TRAIL-94 LTD
Acres: 0.71
- a. Applicant/Agent: Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP
b. Request: To: Amending PD 246 to add auto repair use; site plan included
9. **ZC-19-168** Address: 4649 Keller Haslet Rd Council District 7
Owner: KEVIN & JOHN CONLEY
Acres: 2.30
- a. Applicant/Agent: Wier Associates/Jake Fears
b. Request: From: "A-10" One-Family, "I" Light Industrial
To: "R2" Townhouse/Cluster
10. **ZC-19-169** Address: 1221 E. Broadway Ave. Council District 8
Owner: TRU DEFINITION LLC
Acres: 0.14
- a. Applicant/Agent: Felipe Neri Garcia
b. Request: From: "J" Medium Industrial
To: "A-5" One Family
11. **ZC-19-170** Address: 2902 Refugio Ave. Council District 2
Owner: CAROL BROOKS
Acres: 0.32
- a. Applicant/Agent: Jody Howard
b. Request: From: "CF" Community Facilities
To: "A-5" One Family
12. **ZC-19-171** Address: 12460 Northwest Highway 287 Council District 7
Owner: 287 WILLOW SPRINGS STORAGE, LP
Acres: 2.50
- a. Applicant/Agent: Christopher J. Ludwig
b. Request: From: PD1009
To: "I" Light Industrial
13. **ZC-19-172** Address: 7400-900 Blocks NW Highway 287 (south Council District 2
side)
Owner: NTP35 LP
Acres: 151.4
- a. Applicant/Agent: Steve McKeever
b. Request: From: "AG" Agricultural/I-35 Overlay
To: "I" Light Industrial/I-35 Overlay

- 14. SP-19-016** Address: 5369 Sycamore School Rd. Council District 6
 Owner: SUMMER CREEK STATION LLC
 Acres: 1.09
- a. Applicant/Agent: Kimley-Horn & Associates Inc./John Ainsworth
 b. Request: To: Required Site Plan for PD 471 for restaurant with drive-through
- 15. ZC-19-173** Address: 7400-8700 blocks NW Highway 287 (north Council District 7
 side)
 Owner: NTP35 LP
 Acres: 37.7
- a. Applicant/Agent: Steve McKeever
 b. Request: From: "I" Light Industrial/ I-35 Overlay
To: "UR" Urban Residential/ I-35 Overlay
- 16. ZC-19-175** Address: 400 blocks N. Hampton, N. Nichols, & Wall Streets Council District 9
 & 1200 block E. Peach Street
 Owner: CENTALINE/LEGACY
 CAPITAL/TESTAROSSA/TRINITY BLUFF
 Acres: 1.54
- a. Applicant/Agent: Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP
 b. Request: From: "D" High Density Multifamily, "G" Intensive Commercial and
 "MU-1" Low Intensity Mixed-Use
To: "PD/H" Planned Development for all uses in Central Business
 District and the Downtown Urban Design District overlay with a
 10-story height limit; site plan waiver requested
- 17. ZC-19-176** Address: 2919- 3009 (odds) Race St; 3000, 3004, 3008 Council District 9
 McLemore Ave.
 Owner: 2925 RACE LLC
 Acres: 1.91
- a. Applicant/Agent: Enviktus/Chad Colley
 b. Request: To: Amend PD 1181 to add brewery, winery, and distillery; site plan
 waiver requested
- 18. ZC-19-177** Address: 7701 Summer Creek Dr. Council District 6
 Owner: COLUMBUS TRAIL-94 LTD
 Acres: 2.55
- a. Applicant/Agent: Pope, Hardwicke, Christie, Schell, Kelly & Taplett LLP
 b. Request: To: Amend PD 246 to add car wash facility; site plan included

19. **ZC-19-179** Address: 11600-11800 blocks South Freeway (I-35W) Council District 6
Owner: TFG Burleson LP
Acres: 16.6

- a. Applicant/Agent: Ascendant Commercial/Steven Bradford
b. Request: From: "AG" Agricultural
To: "I" Light Industrial

20. **ZC-19-180** Text Amendment/Small Box Discount Store Council District All

- a. Applicant/Agent: City of Fort Worth Planning & Development Department
b. Request: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as Amended, Codified as Appendix "A" of the code of the City of Fort Worth, by amending:
- Article 1 "Standards for Selected Uses", of Chapter 5, "Supplemental Use Standards", to add Section 5.151 "Store, Small Box Discount" to provide for Small Box Discount Stores;
 - Amend Chapter 4, "District Regulations", Section 4.803 "Nonresidential District Use Table", and;
 - Add Section 4.1203 "Form-Based District Use Table" to provide for Zoning Districts where Small Box Discount Stores are allowed by Conditional Use Permit, and;
 - Amend Chapter 9 "Definitions" to add a definition for Small Box Discount Store

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

Adjournment: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, November 08, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas